

306

PETITION FOR ZONING VARIANCE 84-362-A
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.1 and 255.2, (243.1, 2, 3) 238.2 and 102.2 to permit a side yard setback of 33' in lieu of the required 50', and a minimum distance between buildings of 25' in lieu of the minimum required distance of 125'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Shape and Acreage of property
2. Property retained in single ownership
3. Other practical hardships and unreasonable difficulties to be presented at the time of the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Benjamin Bronstein

(Type or Print Name)

Signature

200, 102 W. Pennsylvania Ave.

Address

Towson, MD 21204

City and State

Telephone No.: 828-4442

City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day

May, 1984, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 26th day of June, 1984, at 2:45 o'clock

P.M.

Callahan
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 8, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 1306 (1983-1984)
Property Owner: George H. Fuhrer, III
W/S Milford Industrial Rd. 1034' N.
from centerline Evamay Rd.
Acres: 1.003 District: 3rd

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements exist and are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 306 (1983-1984).

Very truly yours,

Gilbert S. Benson
GILBERT S. BENSON, P.E., Asst. Chief
Bureau of Public Services

GSB:EAM:FWR:iss

O-SW Key Sheet 23 NW 20 Pos. Sheet
NW 6 E Topo 78 Tax Map

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER

W/S Milford Industrial Rd., : OF BALTIMORE COUNTY

1,034' NW of the Centerline : of Evamay Rd., 3rd District

GEORGE H. FUHRER, III, : Case No. 84-362-A

Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

People's Counsel for Baltimore County
Rm. 223, Court House
Towson, MD 21204
494-2188

By: *Peter Max Zimmerman*
Peter Max Zimmerman
Deputy People's Counsel

I HEREBY CERTIFY that on this 8th day of June, 1984, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, Suite 200, 102 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-5211

NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 5/22/84
Item # 306
Property Owner: GEORGE H. FUHRER, III
Location: W/S Milford Industrial Rd. 1034' N. from c/l Evamay Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- (X) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is Currents Flow Service Area.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comments:
Landscaping is required in accordance with Baltimore Landscaping Manual, adopted May 7, 1984.

Eugene G. Bels
Eugene G. Bels
Chief, Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

June 14, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: George H. Fuhrer, III

Location: W/S Milford Industrial Road 1034' N. from c/l Evamay Road

Item No.: 306

Zoning Agenda: Meeting of 5/22/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *Paul H. Reincke* Noted and
Planning Group Approved: *George M. Wagonet*
Special Inspection Division Fire Prevention Bureau

/mb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 15, 1984

COUNTY OFFICE BLDG.
112 W. Chesapeake Ave.
Towson, Maryland 21204
ooo
Nicholas B. Commodari
Chairman

Benjamin Bronstein, Esquire
Suite 200
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 84-362-A (Item No. 306)
Petitioner - George H. Fuhrer, III
Variance Petition

Dear Mr. Bronstein:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: William F. Kirwin, Inc.
28 E. Susquehanna Avenue
Suite 2
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon

TO: Zoning Commissioner

Date: June 11, 1984

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: George H. Fuhrer, III
84-362-A

This office does not support the requested variances. A substantial structure exists on the site. The large mini-storage building (140' x 40') could be located on the site without need for variances provided the small one (60' x 10') were not constructed. It is suggested that the current proposal would appear to be "overbuilding the site" (or one building too many).

It should also be noted that a CRG meeting is required and that landscaping must be provided in accordance with the Baltimore County Landscape Manual.

NEG/JGH/sf

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

ORDER RECEIVED FOR FILING

DATE August 6, 1984
BY Mary Landrum
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of August, 1984, that the herein Petition for Variance(s) to permit a side yard setback of 33 feet in lieu of the required 50 feet and a minimum distance between buildings of 25 feet in lieu of the maximum required distance of 125 feet, in accordance with the site plan marked Petitioner's Exhibit 3, is GRANTED, from and after the date of this Order, subject, however, to the following:

1. No slats shall be permitted in the 8' high security fence on the fence on the mini-storage warehouse portion of the site. When it is necessary to repair and/or replace the slats in the chain-link fence on the front portion of the property, the slats shall be eliminated and replaced with evergreen screening. Additional trees and shrubs shall be installed on the north side of the 60' x 10' building and a minimum of one additional tree on the west side of the 40' x 140' building.

Jan M. H. Jung
Deputy Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

August 6, 1984

Benjamin Bronstein, Esquire
Suite 200
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variances
W/S of Milford Industrial Rd., 1,034' NW of the center line of Evans Rd.
3rd Election District
George H. Fuhrer, III - Petitioner
No. 84-362-A (Item No. 306)

Dear Mr. Bronstein:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jan M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Rosenbush Realty
P.O. Box 21449
Pikesville, Maryland 21208

People's Counsel

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERDER
DIRECTOR

July 20, 1984

William F. Kirwin, Inc.
28 E. Susquehanna Avenue
Towson, Maryland 21204

Re: George Fuhrer Property
W-84-98

Dear Sir:

We have reviewed your waiver application for the above property and have determined that a waiver for the Plan would be within the scope, purpose and intent of the Development Regulations of Baltimore County and is therefore approved.

Should you have questions please contact Eugene Bober, at 494-3335.

Sincerely yours,

Norman E. Gerder
Norman E. Gerder
Director of Planning and Zoning

NEG:rh

cc: Eugene A. Bober
Gilbert S. Benson
Edward A. McDonough

MICROFILMED

May 20, 1984

Benjamin Bronstein, Esquire
102 W. Pennsylvania Avenue
Suite 200
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Variances
W/S Milford Industrial Road, 1,034' NW of
the c/l of Evans Road
George H. Fuhrer III - Petitioner
Case No. 84-362-A

TIME: 9:45 A.M.

DATE: Tuesday, June 26, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Rosenbush Realty
P. O. Box 21449
Pikesville, Maryland 21208

Benjamin Bronstein
Benjamin Bronstein
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 130208

DATE: 5/11/84 ACCOUNT: R-01-615-000

AMOUNT: \$121.00

RECEIVED FROM: Benjamin Bronstein
FOR: \$121.00 for #3K VARIANCE

6 001*****1001010 6082A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 306, Zoning Advisory Committee Meeting of May 22, 1984

Property Owner: George H. Fuhrer, III

Location: W/S Milford Industrial Road District 3

Water Supply: public Sewage Disposal: public *

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

MICROFILMED

LEGAL NOTICE
PETITION FOR VARIANCES
3rd Election District

ZONING PERMIT FOR VARIANCES
LOCATION: West side Milford Industrial Road, 1,034' NW of the center line of Evans Road
DATE & TIME: Tuesday, June 26, 1984 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

CERTIFICATE OF PUBLICATION

56381

Pikesville, Md., June 6, 1984

IIFY, that the annexed advertisement

in the NORTHWEST STAR, a weekly

issued in Pikesville, Baltimore

and before the 26th day of

1984

location appearing on the

day of June, 1984

location appearing on the

day of 19

the third publication appearing on the

day of 19

THE NORTHWEST STAR

William H. Halliday
Manager

Cost of Advertisement: \$22.00

Zoning Item # 306 Zoning Advisory Committee Meeting of May 22, 1984
Page 2

- () Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - { } The results are valid until
 - { } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - { } shall be valid until
 - { } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others: This site is currently subject to the Guyman Falls watershed memorandum imposed as additional use, by the MD. State Dept. of Health and Mental Hygiene. Approval of building permit indicating additional use of the sewer will be withheld by this office until the memorandum is lifted and/or allocation is made for the additional use.
Petitioner should contact Mr. George Bober of the Support Services Division at 494-3762, regarding this matter.

Jan J. Jablon
Jan J. Jablon, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

June 12, 1984

Benjamin Bronstein, Esquire
102 W. Pennsylvania Avenue
Suite 200
Towson, Maryland 21204

Re: Petition for Variances
W/S Milford Industrial Rd., 1,034' NW of the
c/l of Evans Road
George H. Fuhrer III - Petitioner
Case No. 84-362-A

Dear Mr. Bronstein:

This is to advise you that \$47.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 131902

DATE: 6/26/84 ACCOUNT: R-01-615-000

AMOUNT: \$47.00 (cash)

RECEIVED FROM: George H. Fuhrer III
FOR: advertising and posting Case 84-362-A

6 034*****676010 8256A

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

DESCRIPTION

All that lot of ground situate in the Third Election District of Baltimore County, State of Maryland, and described as follows, according to a description prepared by E. F. Raphael & Associates, Registered Professional Land Surveyors:-

BEGINNING for the same at a point on the west right-of-way line of Milford Industrial Road, 60 feet wide, said point being approximately 1,034 feet from the centerline intersection of Evamay Road measured in a northwesterly direction along the west right-of-way line of Milford Industrial Road, said point also being in the northernmost or north 71 degrees 14 minutes 20 seconds east 347.39 foot line of "Addition to Millbrook Apartments" a subdivision of Baltimore County recorded among the Plat Records of said County in Plat Book O.T.G. No. 32 folio 51, thence leaving Milford Industrial Road and binding on a part of said line, as now surveyed, south 71 degrees 15 minutes 20 seconds west 317.36 feet to the western outline of "Milford Industrial Park" Revise Plat No. 2, a subdivision of Baltimore County recorded among the Plat Records of Said County in Plat Book W.J.R. No. 28 folio 111, running thence and binding on a part of the outline of "Milford Industrial Park" as shown on said last mentioned plat and as now surveyed north 10 degrees 25 minutes 07 seconds west 165.19 feet and north 79 degrees 34 minutes 53 seconds east 196.53 feet, running thence for a line of division north 75 degrees 36 minutes 50 seconds east 99.26 feet to the west right-of-way line of Milford Industrial Road, running thence and binding thereon south 18 degrees 44 minutes 40 seconds east 127.40 feet to the place of beginning. Containing 1.003 acres of land more or less.

BEING part of the aforesaid subdivision "Milford Industrial Park" Revised Plat No. 2 recorded among the Plat Records of Baltimore County in Plat Book W.J.R. No. 28 folio 111, and known as No. 7092 Milford Industrial Road.

PETITION FOR VARIANCES

3rd Election District
Petition for Variances
LOCATION: West side Milford Industrial Road, 1,034 ft. Northwest of the centerline of Evamay Road
DATE & TIME: Tuesday, June 26, 1984 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a side yard setback of 33 ft. in lieu of the required 50 ft. and a minimum distance between buildings of 25 ft. in lieu of the maximum required distance of 125 ft.

Being the property of George H. Fuhrer III, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

June 20, 1984

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 306 Zoning Advisory Committee Meeting are as follows:

Property Owner: George H. Fuhrer, III
Location: W/S Milford Industrial Road 1034' N. from c/l Evamay Rd.
Existing Zoning: M-1
Proposed Zoning: Variance to permit a side yard setback of 33' in lieu of the required 50', and a minimum distance between buildings of 25' in lieu of the required maximum distance of 125'.

Address: 1.0003
District: 3rd

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- X B. A building/ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table L01, line 2, Section 1107 and Table 1102, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s
- G. A change of occupancy shall be applied for, along with a alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table L01.
- X I. Comments Mini-Storage shall be classified as S-1 moderate hazard and shall not permit use of building for storage of high hazard products. A minimum of 1 hour tenant separation is required. Show Handicapped Parking, Signs, Building Accessibility.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:es

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd
Posted for: Variance
Petitioner: George H. Fuhrer, III
Location of property: W/S Milford Industrial Road, 1,034' N.W. of the c/l of Evamay Road
Location of Signs: 1 N. front of 7092 Milford Industrial Rd.
Remarks:
Posted by: *A. J. Jablon* Date of return: 6-15-84
Number of Signs: 1

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 22nd day of May, 1984.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: George H. Fuhrer, III
Petitioner's Attorney: Benjamin Bernstein

Received by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 7, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on

June 7, 1984

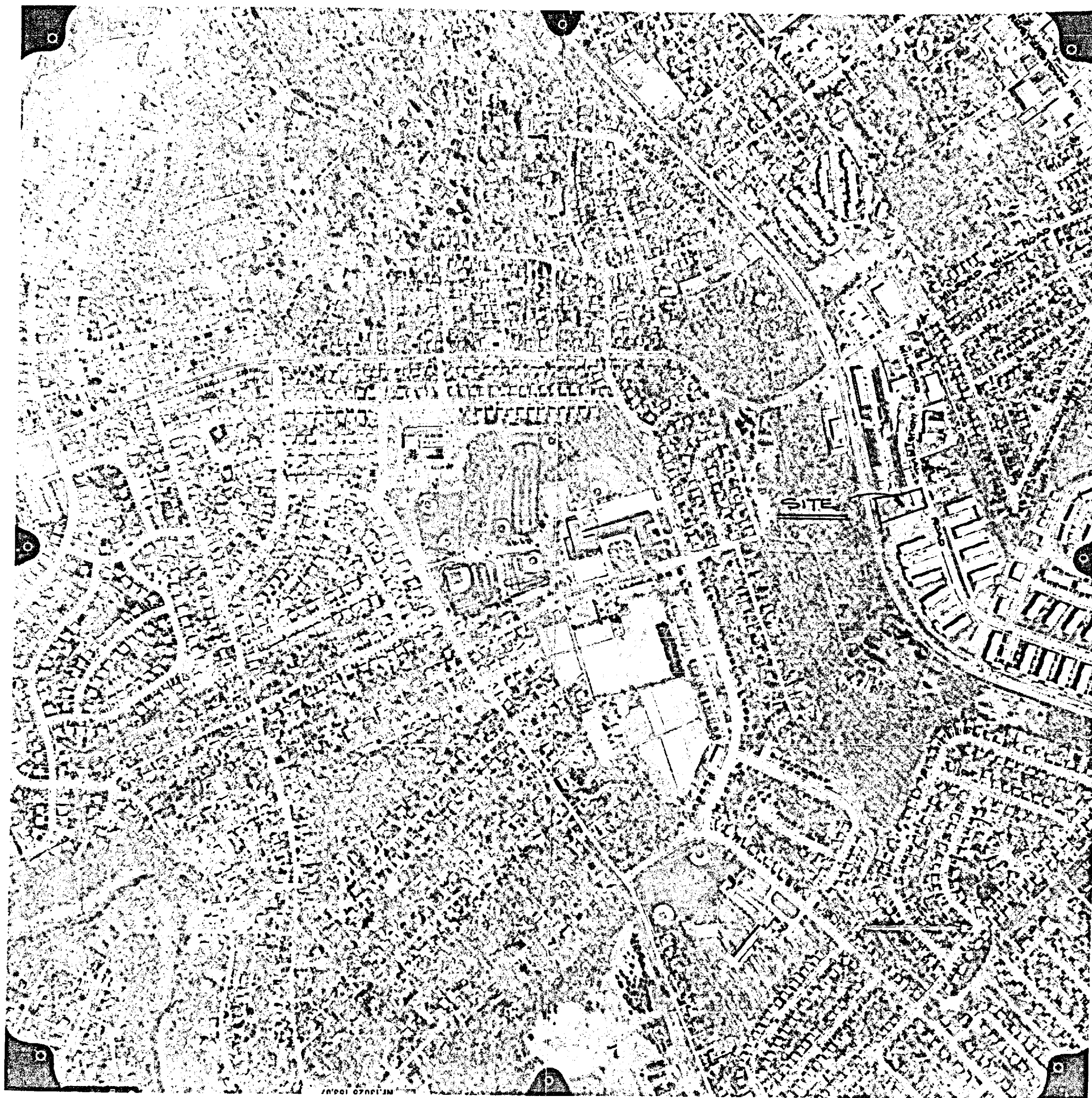
THE JEFFERSONIAN,

B. Keister

Publisher

Cost of Advertising 20.00

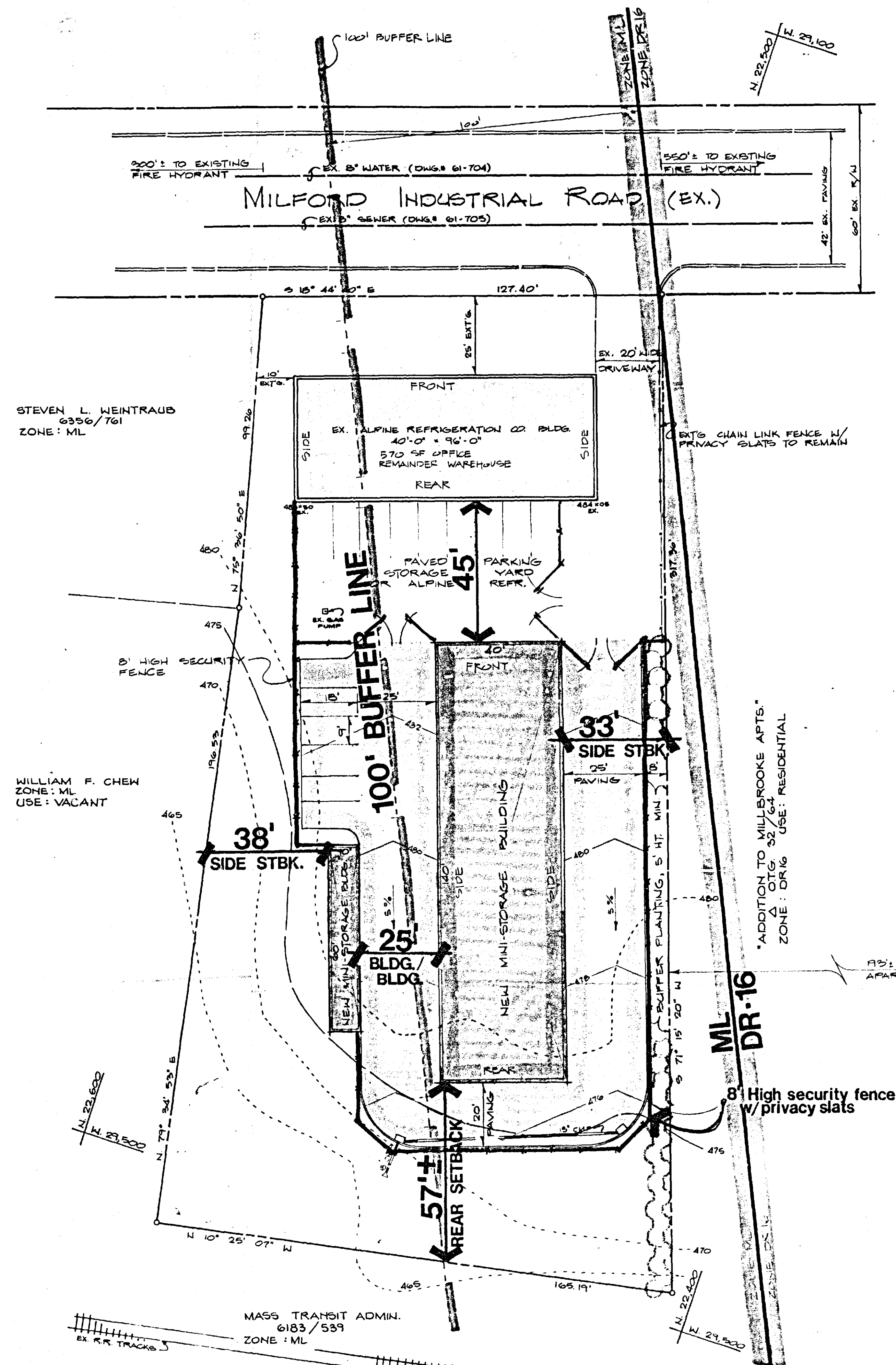
PETITION FOR VARIANCES
3rd Election District
ZONING: Petition for Variance
LOCATION: West side Milford Industrial Road, 1,034 ft. Northwest of the centerline of Evamay Road
DATE & TIME: Tuesday, June 26, 1984 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variances to permit a side yard setback of 33 ft. in lieu of the required 50 ft. and a minimum distance between buildings of 25 ft. in lieu of the maximum required distance of 125 ft. Being the property of George H. Fuhrer III, as shown on plat plan filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
June 7, 1984



GEORGE FUHRER PROPERTY

AK
BR

PETITIONER'S
EXHIBIT 2



1. SITE AREA: GROSS = 1.091 AC. NET 1.003 AC.±
2. EXISTING ZONING - ML
PER SUBSECTIONS 233.2 & 243.1, 243.2, & 243.3:
FRONT YARD SETBACK - 75'
REAR & SIDE SETBACKS - 50'
3. VARIANCES REQUESTED:
FRONT SETBACK FROM 75' TO 0'
SIDE SETBACK FROM 50' TO 33'
OVERLAPPING YARDS (SUBSECTION 02.2)
4. THE SITE IS WITHIN THE 2ND COUNCILMANIC DISTRICT.
5. THE SITE IS WITHIN CENSUS TRACT # 4034.02
6. WATERSHED # 26
SUBWATERSHED # 62
7. PARKING REQUIRED - OFFICE - 1 SPACE PER 300 SF, 570 SF EX. - 2 SPACES
INDUSTRIAL - 1 SPACE PER EMPLOYEES ON LARGEST SHIFT - EMPLOYEES MAX - 2 } 4 TOTAL
PARKING PROVIDED = 15 SPACES
8. THE EXISTING SOIL TYPE IS Ma (MADE LAND) OVER AN ORIGINAL SOIL TYPE OF Lhb (LEGORE - URBAN LAND COMPLEX, 0 TO 8% SLOPES).
9. THE EXISTING SITE HAS SECOND GROWTH TREES 2' CAL. & SMALLER ON THE FILLED AREA WHICH WILL BE REMOVED FOR NEW CONSTRUCTION.
10. THERE ARE NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON THIS SITE.
11. NO NEW BUILDING SHALL EXCEED 40' HEIGHT.
12. THE BUFFER AREA SHOWN SHALL CONSIST OF EVERGREEN TREES, 5' HIGH MINIMUM, PLANTED @ OC.
13. LIGHTING SHALL BE SHARP CUT-OFF SO AS NOT TO SHINE ON RESIDENTIAL AREAS. MAX. MOUNTING HEIGHT - 25'
14. TOTAL SQUARE FOOTAGE OF NEW MINI-STORAGE BUILDINGS - 6200 ±
15. CURRENT OWNER: GEORGE FUHRER III
DEED: 5227/648
TAX ACCT: 1600004488

PETITIONER'S
EXHIBIT 4

